

WICHITA HISTORIC PRESERVATION BOARD MINUTES
9 SEPTEMBER 2002
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, September 9, 2002 at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall – Tenth Floor, 455 N. Main, Wichita, Kansas.

Members Present : Keith Lawing (Chair)
Jim Guy (Vice Chair)
Kim Edgington
Stan Shelden
Paul Cavanaugh

Members Absent : Bryan Barr
Randal Steiner

Ex Officio Present : Michelle Enke, Wichita Public Library

Staff Present : Kathy Morgan, Historic Preservation Planner
Jeanne L. de Grasse, Planning Analyst
Mike Gable, Office of Central Inspection

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Motion #1: Motion was made by Guy, seconded by Cavanaugh to add HPC 2002-00120 and HPC 2002-00117 to the agenda under Item 7. Motion carried unanimously (5-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-residential
Deferred Loan Fund – Residential

August numbers were not available at time of meeting.

ITEM NO. 4 CORRESPONDENCE

ITEM NO. 5 OLD BUSINESS

1. **MAJOR:** (HPC2002-00094) Environs, Lassen Hotel
 APPLICANT: Miracle Signs
 FOR: 120 N. Market (120 East 1st ST)

Applicant proposes to install sign at top of building – interior lighted 8 ft. channel letters; channel letter sign at 1st story on the north side of the building; and vinyl letters on existing lighted canopy. Mark Sands and Jason Ritter presenting. A re-visitation of signage proposed for window area along south wall, facing the Lassen Hotel. Overall square footage of opaque window signage reduced to approximately 380-400 square feet of window area. Color changed from white to a pale blue background. Staff recommends that the board find that the project does not encroach, damage or destroy the environs of the Lassen Hotel.

Motion #2: Motion was made by Shelden, seconded by Edgington to find that the new window sign does not encroach, damage, or destroy the environs of the Lassen Hotel. Motion carried unanimously (5-0).

2. **MAJOR:** (HPC2001-00076) Environs Sternberg House
 APPLICANT: Maurice Breidenthal
 FOR: 1066 N Waco

Applicant proposes to remove shingle mansard projection, install standing seam metal awing over windows and doorways, install a stucco finish EIFS system over mismatched brick, and create a small plaza with an ornamental fountain. Presentation of changes to the design originally proposed. Staff recommends that the board find that the project does not encroach, damage or destroy the environs of the Sternberg House.

Motion #3: Motion was made by Cavanaugh, seconded by Sheldon to find that the new storefront design does not encroach, damage or destroy the environs of the Sternberg House. Motion carried unanimously (5-0).

ITEM NO. 6 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2002-00100) Environs, LW Clapp House
 APPLICANT: Gottschalf Bros. Roofing
 FOR: 1851 N. Park Place

Applicant proposes to re-roof house like with like, 30 Year Elk Shingle.

2. **MINOR:** (HPC2002-00101) Topeka/Emporia Historic District
 APPLICANT: George Bever
 FOR: 1247-51 N. Topeka

Applicant proposes to re-roof house and detached garage like with like, Heritage Composition Shingle.

3. **MINOR:** (HPC2002-00106) Environs, Old City Hall
 APPLICANT: City of Wichita Public Library
 FOR: 223 S. Main

Applicant proposes to install cast aluminum stud mounted channel letters.

4. **MINOR:** (HPC2002-00107) Environs, Topeka/10th Street Historic District
 APPLICANT: Mahaney Roofing
 FOR: 1150 N. Broadway

Applicant proposes repair modified built-up roof.

5. **MINOR:** (HPC2002-00111) Environs, Kress Building
 APPLICANT: Eby Construction
 FOR: 309 E. Douglas

Applicant proposes to renovate existing courtyard – install brick patio, add water feature and build a new storage unit.

6. **MINOR:** (HPC2002-00112) Environs, Old City Hall
 APPLICANT: Weigand-Omega Management, Inc.
 FOR: 100 S. Main

Applicant proposes to renovate existing building – clean and repair EIFS and re-point south wall. Core area façade grant application.

Motion #4: Motion was made by Guy, seconded by Cavanaugh, to receive and file Certificates of Appropriateness HPC2002-00100, -00101, -00106, -00107, -00111, and -00112. Motion carried unanimously (5-0).

7. **MAJOR:** (HPC2002-00114) Environs, Davis Hall
 APPLICANT: Gossen Livingston Architects
 FOR: 2100 University

Applicant proposes to demolish eight buildings between Davis Hall and Kellogg Avenue. New dormitories will be constructed in this area. Staff recommends that the board find that the project does not encroach, damage, or

destroy the environs of Davis Hall. Guy and Cavanaugh both felt design concept was well thought out and would be an enhancement to Davis Hall.

Motion #5: Motion was made by Cavanaugh, seconded by Guy, to find that the new storefront design does not encroach, damage, or destroy the environs of the Davis Hall. Motion carried unanimously (5-0).

8. **MAJOR:** (HPC2002-00120) Environs, Old City Hall
 APPLICANT: Tri-Mark Signs, Larry Boggs
 FOR: 100 S Main

Applicant proposes to install two signs for Center Point and Wichita Convention and Visitors Bureau. Staff recommends that the board find that the project does not encroach, damage, or destroy the environs of Old City Hall.

Motion #6: Motion was made by Shelden, seconded by Edgington, to find that the installation of the signs does not encroach, damage or destroy the environs of Old City Hall. Motion carried unanimously (5-0).

9. **MAJOR:** (HPC2002-00117) Biting Historic District
 APPLICANT: Rudy and Anne Farinas
 FOR: 1112 Biting

Applicant proposes to demolish an existing storage shed and construct a new storage shed. Staff recommends approval of the application as presented with the following conditions:

- #1: the placement of the storage shed is to meet setback requirements as prescribed by City code; and
- #2: the ridge height of the storage shed is not to exceed 12 feet in height.

Motion #7: Motion was made by Guy, seconded by Shelden, to approve the application as presented with the conditions stipulated. Motion carried unanimously (5-0).

ITEM NO. 7 MISCELLANEOUS MATTERS

1. SHPO Visit, September 23: staff gave an update and requested that the board members make their reservations for the event.
2. Central Rail Corridor Mitigation: the board does not agree with the proposed designs for embankments and bridge abutments as presented by HNTB. The board requested that staff draft a letter to HNTB outlining the items to be considered for mitigation. The board also requested that staff procure a copy of the PowerPoint presentation that was given at the 12 August 2002 HPB meeting.
3. Grant Proposals for FY 2003-04 – three proposals to be written by Kathy Morgan for Historic Preservation Fund Grants. Proposals will include funding of a half-time position in Historic Preservation office, funding for written report and cost estimate for repair of terra cotta at North High School, and funding to conduct an economic impact study with a design review comparison to subdivision covenant component.

Motion #8: Motion was made by Lawing, seconded by Guy, to submit the three proposals for consideration. Motion carried unanimously (5-0).

4. Brick Streets review will be renewed. Kathy Morgan will e-mail the list of streets to board members. Pictures will be taken and the issue presented at the October meeting.
5. To be added to the October agenda; appointing a 2nd vice-chair to the board. Claire Willenberg had filled that position and it is now vacant.

Meeting adjourned 4:45 p.m.